

REZONING
PETITION NO.
XXXX-XXX

KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 1/14/22
ENGINEER REG. # DATE

NOT FOR CONSTRUCTION

PROJECT

**RAM STEELE
CREEK**

RAM REALTY ACQUISITIONS V, LLC

127 W. WORTHINGTON AVE., STE
290

CHARLOTTE, NC 28203

LANDDESIGN PROJ.#
1021322

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.17.2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=100'

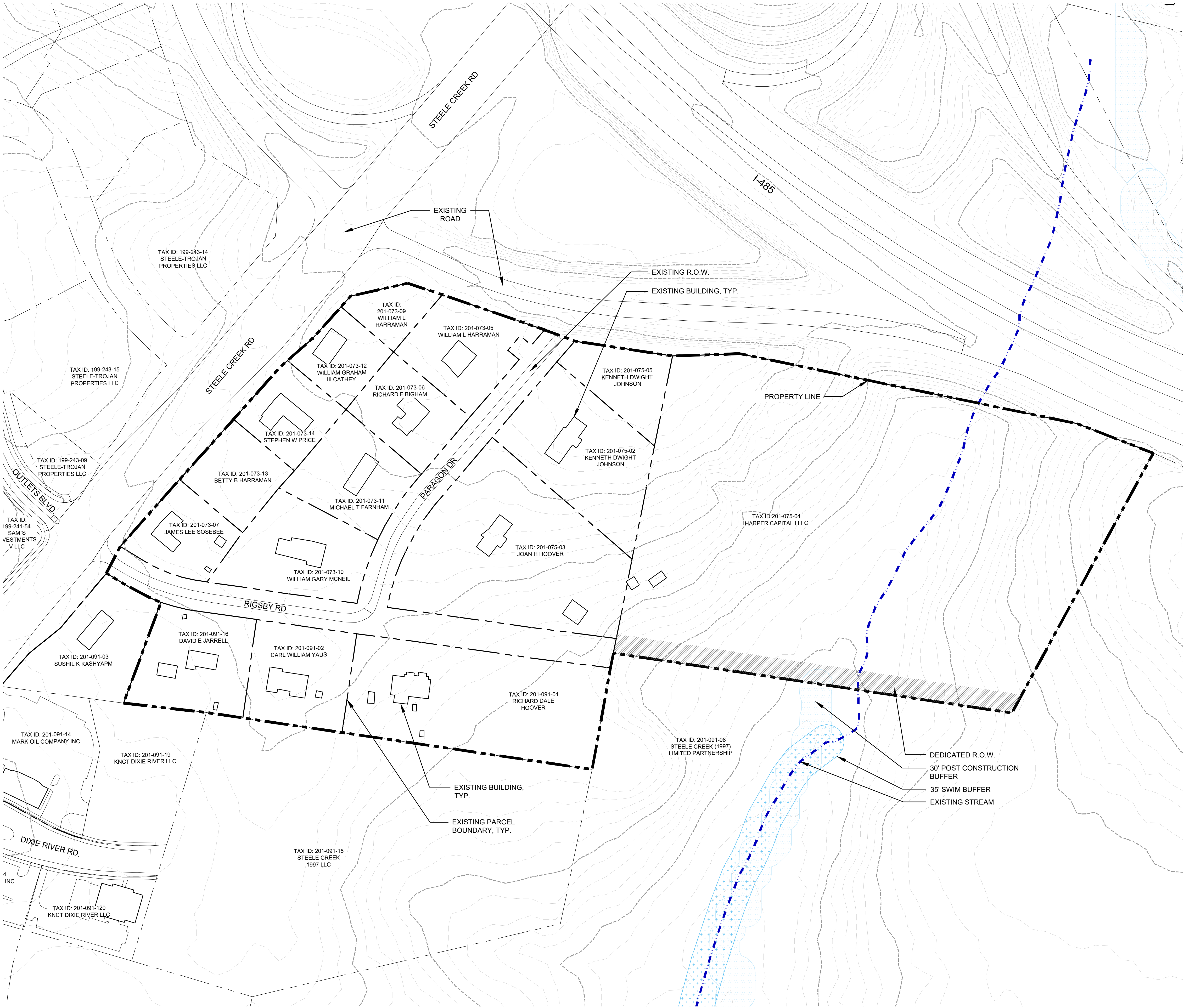
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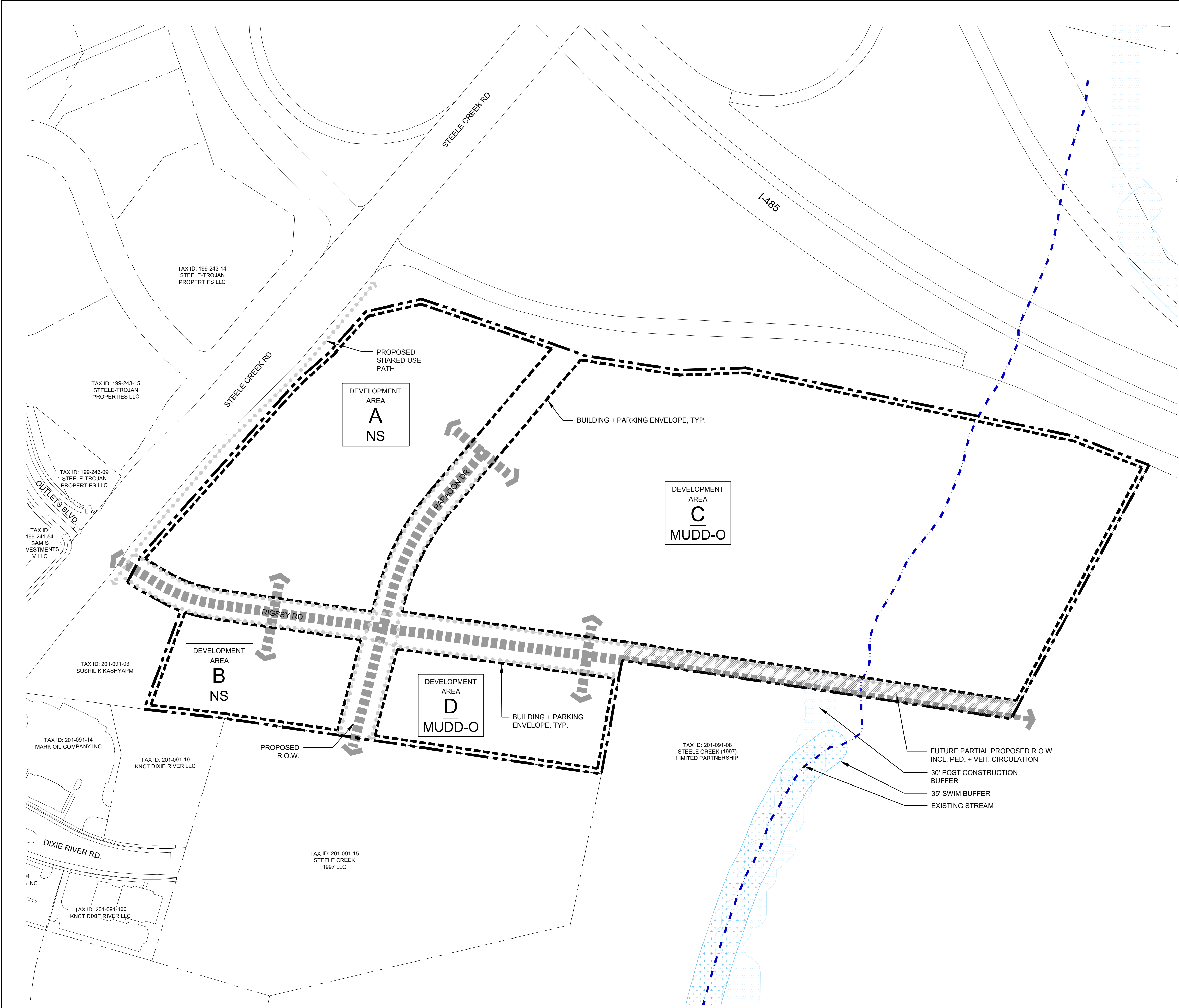
SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ1-00





SITE DEVELOPMENT DATA:

Acreage: ± 26.9 ACRES

Tax Parcel #s: 201-091-02, 201-091-01, 201-091-16, 201-073-05, 201-073-06, 201-073-07, 201-073-09, 201-073-10, 201-073-11, 201-073-12, 201-073-13, 201-073-14, 201-075-02, 201-075-03, 201-075-04, 201-075-05

Existing Zoning: R-3

Proposed Zoning: (A) NS, (B) NS, (C) MUDD-O, (D) MUDD-O

Existing Uses: RESIDENTIAL

Proposed Uses: (A) COMMERCIAL, (B) COMMERCIAL, (C) MULTI-FAMILY, (D) MULTI-FAMILY

Maximum Development: 350 DU MULTI-FAMILY
COMMERCIAL USES AS ALLOWED BY THE BASE ZONING ORDINANCE.

Maximum Building Height: HEIGHT WILL BE AS SET FORTH IN THE ORDINANCE FOR THE APPLICABLE ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

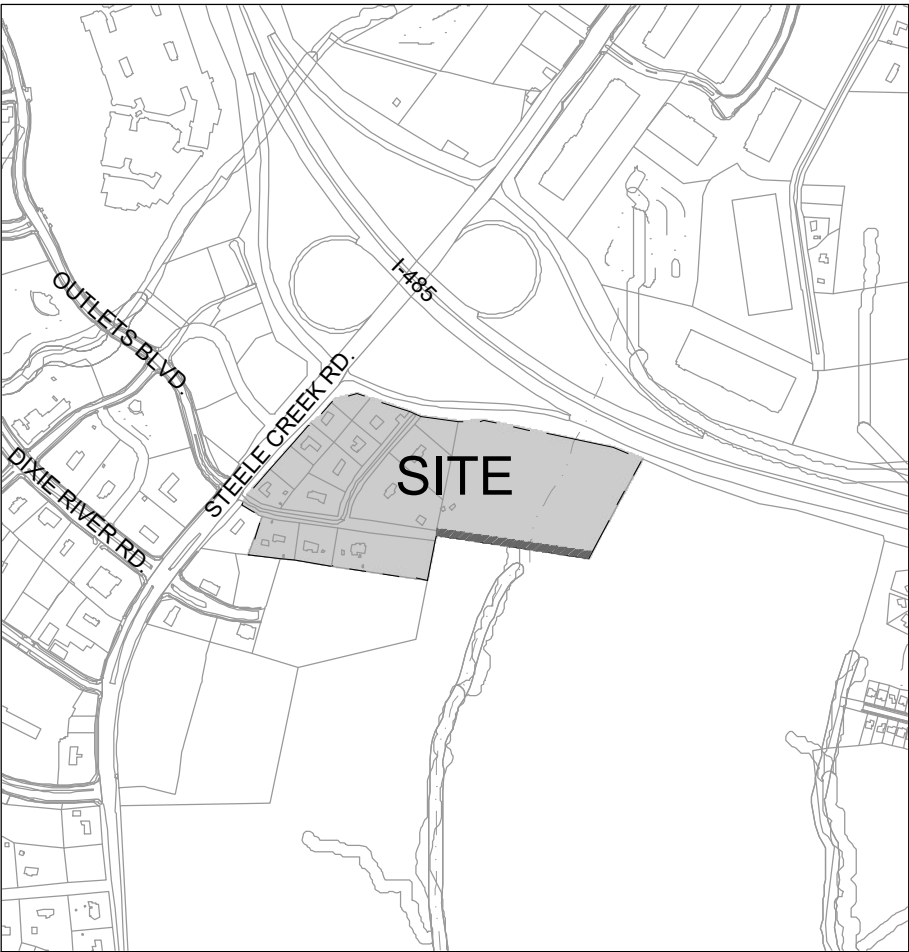
Parking: AS REQUIRED BY THE ORDINANCE.

NOTE: THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.

LEGEND

VEHICULAR CIRCULATION

PEDESTRIAN CIRCULATION



VICINITY MAP
SCALE = 1" = 1000'

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0 50' 100' 200'

SHEET TITLE

REZONING PLAN

SHEET NUMBER

RZ2-00

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XXXX-XXX

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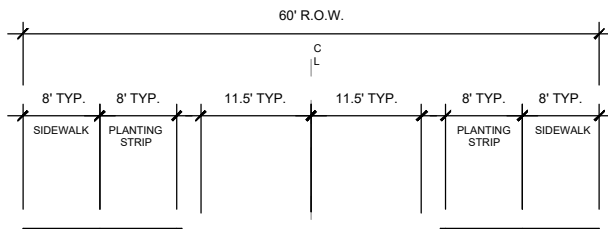
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SHEET TITLE

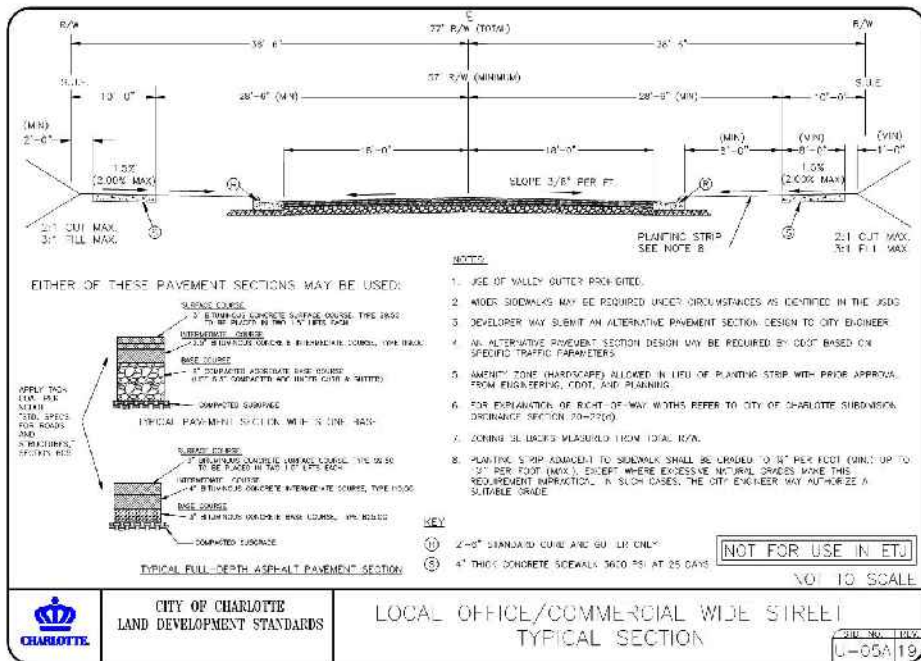
SCHEMATIC SITE PLAN

SHEET NUMBER

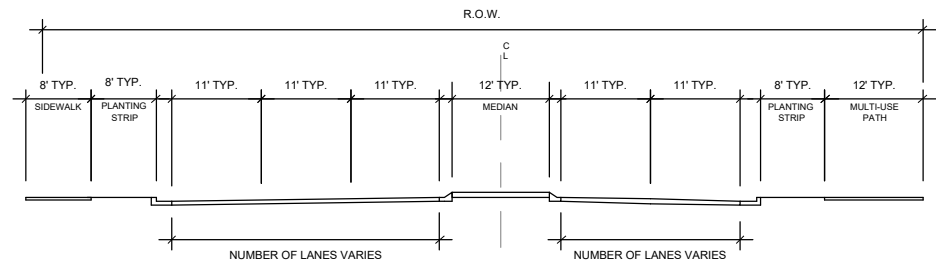
RZ3-00



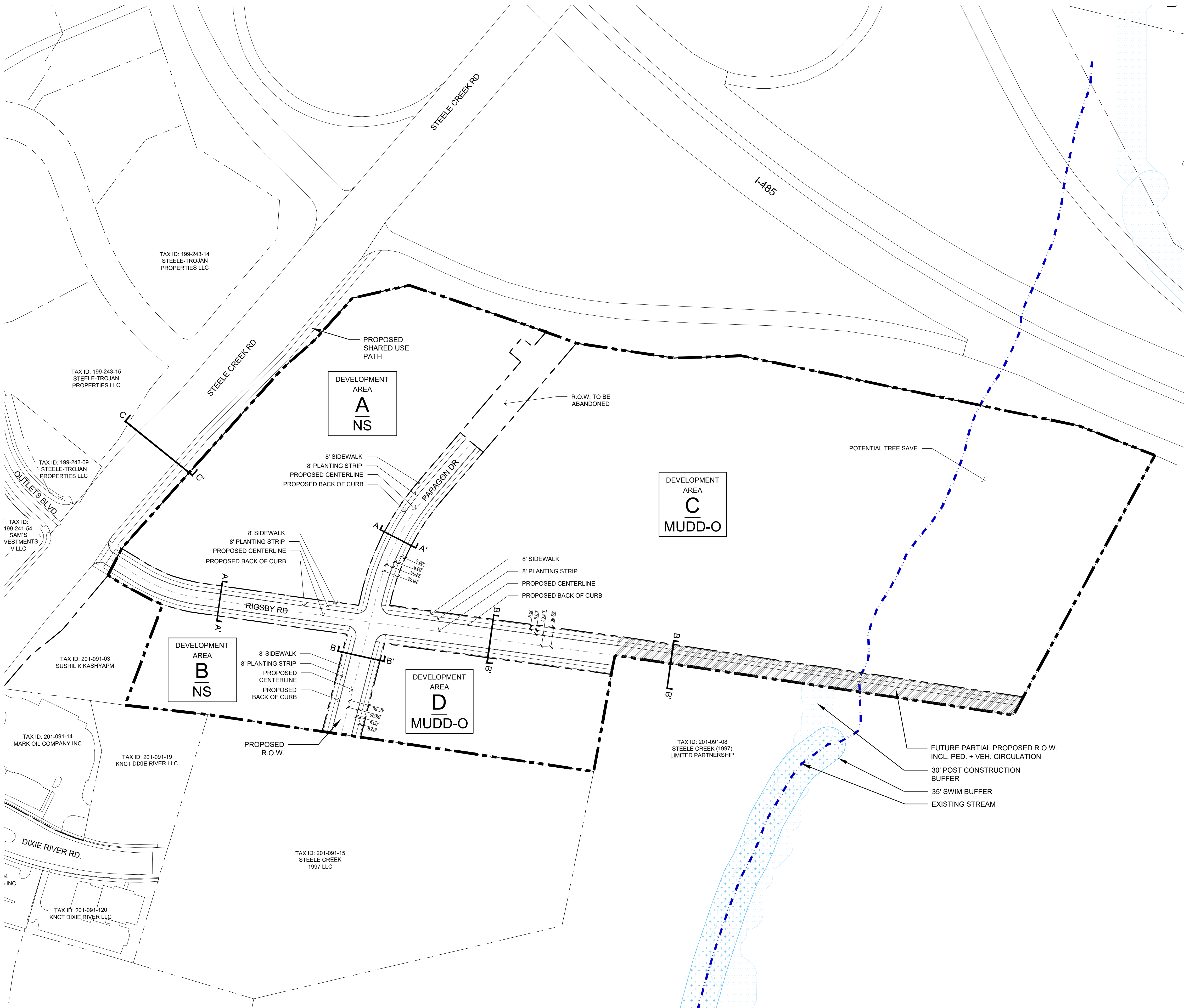
STREET SECTION A-A'
N.T.S.

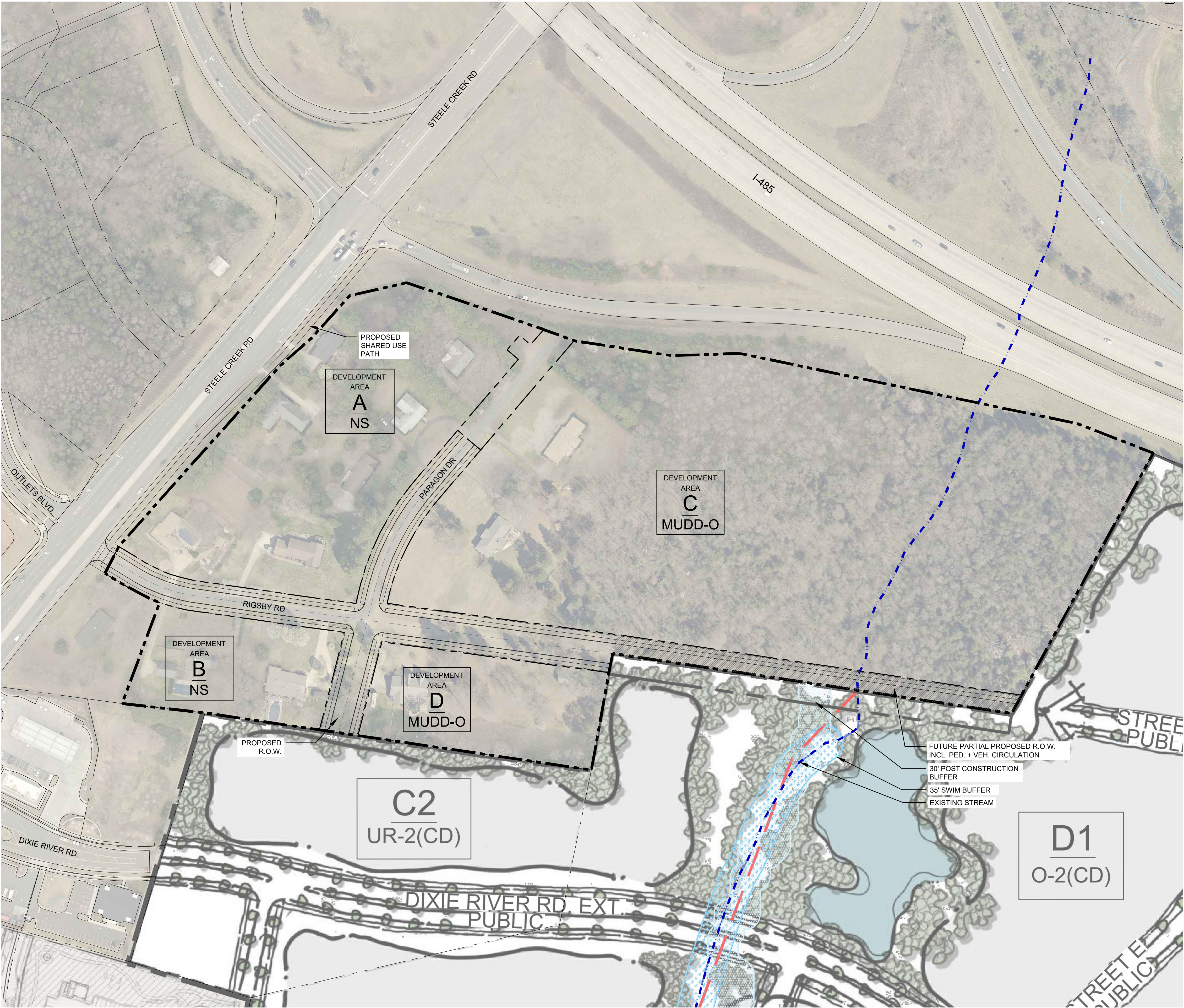


STREET SECTION B-B'
N.T.S.



STREET SECTION C-C'
N.T.S.





NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.17.2022

RAM Steele Creek
Development Standards
01.14.2022
Rezoning Petition No. XXXX-XXX

SITE DEVELOPMENT DATA:

Acreage: ± 26.9 ACRES

Tax Parcel #s: 201-091-02, 201-091-01, 201-091-16, 201-073-05, 201-073-06, 201-073-07, 201-073-09, 201-073-10, 201-073-11, 201-073-12, 201-073-13, 201-073-14, 201-073-12, 201-073-13, 201-073-07, 201-091-16, 201-073-10, 201-073-11, 201-073-06, 201-073-05, 201-075-05, 201-075-02, 201-075-03, 201-075-04, 201-075-05

Existing Zoning: R-3

Proposed Zoning: (A) NS, (B) NS, (C) MUDD-O, (D) MUDD-O

Existing Uses: RESIDENTIAL

Proposed Uses: (A) COMMERCIAL, (B) COMMERCIAL, (C) MULTI-FAMILY, (D) MULTI-FAMILY

Maximum Development: 350 DU MULTI-FAMILY COMMERCIAL USES AS ALLOWED BY THE BASE ZONING ORDINANCE.

Maximum Building Height: HEIGHT WILL BE AS SET FORTH IN THE ORDINANCE FOR THE APPLICABLE ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

Parking: AS REQUIRED BY THE ORDINANCE.

NOTE:
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DEVELOPMENT STANDARDS

January 14, 2022

1. GENERAL PROVISIONS

- A. **Site.** These Development Standards, Existing Conditions Sheet, Technical Data Sheet, Schematic Site Plan and Adjacent Developments Exhibit and other graphics set forth on Sheets RZ1-00 through RZ5-00 form the rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Ram Realty Acquisitions V LLC (the "Petitioner") for an approximately 26.9 acre site that is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 201-073-09, 201-073-12, 201-073-14, 201-073-13, 201-073-07, 201-091-16, 201-073-10, 201-073-11, 201-073-06, 201-073-05, 201-075-05, 201-075-02, 201-075-03, 201-091-02, 201-091-01 and 201-075-04.
- B. **Development Areas/Building and Parking Envelopes.** For entitlement purposes, the Site is divided into four development areas that are designated on the Rezoning Plan as Development Area A, Development Area B, Development Area C and Development Area D. The boundaries of each development area are the building and parking envelopes for each development area.
- All principal buildings, accessory structures, structured parking facilities and surface parking areas developed on the Site shall be located within one or more building and parking envelopes. The number of principal buildings, accessory structures, structured parking facilities and surface parking areas that may be located on the Site or within one or more building and parking envelopes shall be governed by the applicable provisions of the Ordinance. Additionally, public streets, private streets and private drives may be located within one or more building and parking envelopes. Any reference herein to the Site shall be deemed to include Development Area A, Development Area B, Development Area C and Development Area D unless otherwise noted herein.
- C. **Zoning District/Ordinance.** The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Neighborhood Services ("NS") zoning district shall govern the development and use of those portions of the Site designated as Development Area A and Development Area B on the Rezoning Plan. Unless the Rezoning Plan or these Development Standards establish more stringent standards and subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of those portions of the Site designated as Development Area C and Development Area D on the Rezoning Plan.
- D. **Graphics and Alterations.** The schematic depictions of the uses, sidewalks, driveways, streets, development area boundaries and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where modifications will be allowed without requiring the administrative amendment process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- (1) Minor and do not materially change the overall design intent depicted on the Rezoning Plan.
- The Planning Director will determine if such minor modifications are allowed pursuant to this amendment process, and if it is determined that the alteration does not meet the criteria described above, Petitioner shall then follow the administrative amendment process pursuant to Section 6.207 of the Ordinance in each instance, however, subject to Petitioner's appeal rights set forth in the Ordinance.
- E. **Unified Development.** The Site shall be considered to be a planned/unified development. Therefore, side and rear yards, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site. Furthermore, Petitioner reserves the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard and rear yard and landscape area requirements with respect to the exterior boundaries of the Site.
- F. **Vested Rights.** Pursuant to Section 1.110 of the Ordinance and Section 160D-108.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- G. **Phasing.** The development of the Site may occur in one or more phases at the option of Petitioner.
- H. **Gross Floor Area.** For purposes of these development standards, the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude structured parking facilities, surface parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level.
- I. **Amendments.** Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
2. OPTIONAL PROVISIONS
- The optional provisions set out below shall apply to the development and use of those portions of the Site designated as Development Area C and Development Area D.
- A. Parking, vehicular circulation and vehicular maneuvering space may be located between any buildings and structures located on the Site and the required setbacks from any public street or private street.
3. PERMITTED USES
- A. Development Area A and Development Area B
- (1) Subject to the limitations set out herein, those portions of the Site designated as Development Area A and Development Area B may be devoted to any use or uses permitted by right or under prescribed conditions in the NS zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the NS zoning district.
- (2) A total maximum of three uses on Development Area A and Development Area B may have accessory drive-in and drive-through service lanes/windows.
- B. Development Area C and Development Area D
- (1) Subject to the limitations set out herein, those portions of the Site designated as Development Area C and Development Area D may only be devoted to a multi-family residential community, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district.
- (2) A total maximum of 350 multi-family dwelling units may be developed on Development Area C and Development Area D.

4. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the placement and configuration of the vehicular access points may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns, changes in building and parking layouts and site constraints and to accommodate any modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignments and locations of the internal public or private streets, internal private drives, vehicular circulation areas and driveways depicted on the Rezoning Plan may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns, changes in building and parking layouts and site constraints and to accommodate any modifications required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by Petitioner on its own or in conjunction with other developers or roadway projects taking place within the area of the Site, by way of a private/public partnership effort or other public sector project support.
- D. Petitioner shall dedicate to the City of Charlotte right of way for and construct that portion of Rigsby Road located between Steele Creek Road and the eastern boundary line of Development Area D as generally depicted on the Rezoning Plan.
- E. Petitioner shall dedicate to the City of Charlotte a portion of the right of way for the extension of Rigsby Road from the eastern boundary line of Development Area D to the eastern boundary line of the Site ("Rigsby Road Extension"). The right of way to be dedicated by Petitioner for Rigsby Road Extension is more particularly depicted on the Rezoning Plan. Petitioner shall have no obligation to construct Rigsby Road Extension, as it will be constructed by others in the future.
- F. Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for a new building to be constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

5. STREETScape/LANDSCAPING

- A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path along the Site's frontage on Steele Creek Road as depicted on the Rezoning Plan.

- B. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the internal public streets located on the Site as depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.

- B. Development of the Site shall comply with the applicable requirements of the City of Charlotte Tree Ordinance.

- C. As noted above in paragraph 1.E, the development of the Site shall be considered to be a planned/unified development. Accordingly, the tree save requirements of the City of Charlotte Tree Ordinance shall be calculated and satisfied over the entire Site, rather than within each individual Development Area. As a result, each Development Area shall not be required to meet the tree save requirements of the City of Charlotte Tree Ordinance provided that the Site as a whole meets such tree save requirements.

7. OPEN SPACE

- A. As noted above in paragraph 1.E, the Site shall be considered to be a planned/unified development. Accordingly, the open space requirements shall be calculated and satisfied over the entire Site, rather than within each individual Development Area or within each individual building site or lot. As a result, each Development Area or each individual building site or lot shall not be required to meet the open space requirements provided that the Site as a whole meets such open space requirements.

- B. Required open space may be provided in one or more open space areas within the Site.

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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PETITION NO.
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RZ5-00